

VA Hudson Valley HCS: Montrose Division								
Alternate # 1					Short description: Transfer of all inpatient workload to the Castle Point campus.			
Workload or Space Category	2001 ADC	Baseline Wkld (beds, stops)	2012 Projected Wkld (beds, stops)	2022 Projected Wkld (beds, stops)	% to be transferred	Year to begin transfer	Receiving Facility Name	Receiving Facility % contracted out
Inpatient Medicine	2.00	2.65	5.43	3.70	100%	2008	Castle Point	0%
Inpatient Surgery		0.55	0.36	0.24	100%	2008	Castle Point	0%
Inpatient Psych	74.00	87.36	92.72	82.78	100%	2008	Castle Point	0%
Inpatient Dom	126.00	132.16	132.16	132.16	100%	2008	Castle Point	0%
Inpatient NHCUC	106.00	243.62	243.62	243.62	100%	2008	Castle Point	0%
Inpatient PR RTP		0.14	0.14	0.14	100%	2008	Castle Point	0%
Inpatient SCI								
Inpatient BRC								
Outpatient Primary Care	N/A	66,805	65,439	47,205				
Outpatient Specialty Care	N/A	33,101	70,488	52,004				
Outpatient Mental Health	N/A	78,974	80,042	79,190				
Ancillary & Diagnostics	N/A	14,935	32,270	23,815				
Research SPACE	N/A	N/A	N/A	N/A				
Admin SPACE	N/A	N/A	N/A	N/A				
Other SPACE	N/A	N/A	N/A	N/A				

Alternate # 2					Short description: NARRATIVE ONLY			
Workload or Space Category	2001 ADC	Baseline Wkld (beds, stops)	2012 projected Wkld	2022 Projected Wkld	% to be transferred	Year to begin transfer	Receiving Facility Name	Receiving Facility % contracted out
Inpatient Medicine								
Inpatient Surgery								
Inpatient Psych								
Inpatient Dom								
Inpatient NHCUC								
Inpatient PR RTP								
Inpatient SCI								
Inpatient BRC								
Outpatient Primary Care								
Outpatient Specialty Care								
Outpatient Mental Health								
Ancillary & Diagnostics								
Research SPACE								
Admin SPACE								
Other SPACE								

Step 2, Space

Alternate # 1	VA Hudson Valley HCS: Castle Point Division				
Vacant Space: Peak Workload Year (FY 2008)	24,283	EU out space in 2022 =	0	Outleased space in 2022 =	0
Workload or Space Category	Additional SF Needed	New Construction SF	Conversion of Vacant SF	Lease SF	Contract remaining workload to match space added? Y/N
Inpatient Medicine	4,025	0	4,025	0	N/A
Inpatient Surgery	0	0	0	0	N/A
Inpatient Psych	40,000	40,000	0	0	N/A
Inpatient Dom	40,000	40,000	0	0	N/A
Inpatient NHCUC	70,000	70,000	0	0	N/A
Inpatient PRRTF	0	0	0	0	N/A
Inpatient SCI	0	0	0	0	N/A
Inpatient BRC	0	0	0	0	N/A
Outpatient Primary Care	N/A				
Outpatient Specialty Care	N/A				
Outpatient Mental Health	N/A				
Ancillary & Diagnostics	N/A				
Research SPACE	N/A				
Admin SPACE	N/A				
Other SPACE	N/A				

Step 3, Vacant Space

Alternate # 1	VA Hudson Valley HCS: Montrose Division					
	Vacant SF	SF to be Demolished	SF to be for Enhanced Use	SF to be divested	SF to be outleased	Remaining Vacant
Existing MP 2022	707,468	0	707,468	0	0	0
New Vacant Space Projection	760,858	0	760,858	0	0	0

= VSSC completed
 = VISN completed

Alternate # 2	NARRATIVE ONLY					
	Vacant SF		SF to be for Enhanced Use	SF to be divested	SF to be outleased	Remaining Vacant
Existing MP 2022						
Newly vacated						

= VSSC completed
 = VISN completed


100% contract option	VA Hudson Valley HCS: Montrose Division					
	Vacant SF	SF to be Demolished	SF to be for Enhanced Use	SF to be divested	SF to be outleased	Remaining Vacant
Existing MP 2022	707,468	0	707,468	0	0	0
New Vacant Space Projection	760,858	0	760,858	0	0	0


= VSSC completed
 = VISN completed

Step 4, Access

Alternate # 1	VA Hudson Valley HCS: Montrose Division									
CARES Category (Dom, Specialty Care or NHCU)	County Name (With 50% or more of the workload)	FY 2012 Workload (BDOC)	Travel time from County to Facility being studied	Workload to be transferred to Facility A	Travel Time from County to Facility A	Workload to be transferred to Facility B	Travel Time from County to Facility B	Workload to be transferred to Facility C	Travel Time from County to Facility C	New weighted Travel Time (calculated)
<u>Domiciliary</u>	WESTCHESTER (36119)	6,149	29 minutes	6,149	54 minutes	N/A	N/A	N/A	N/A	54 minutes
	KINGS (36047)	5,392	77 minutes	5,392	102 minutes	N/A	N/A	N/A	N/A	102 minutes
	QUEENS (36081)	5,341	75 minutes	5,341	96 minutes	N/A	N/A	N/A	N/A	96 minutes
	NEW YORK (36061)	4,995	63 minutes	4,995	89 minutes	N/A	N/A	N/A	N/A	89 minutes
	BRONX (36005)	4,477	56 minutes	4,477	78 minutes	N/A	N/A	N/A	N/A	78 minutes
<u>NHCU</u>	WESTCHESTER (36119)	21,249	29 minutes	21,249	54 minutes	N/A	N/A	N/A	N/A	54 minutes
	BRONX (36005)	13,532	56 minutes	13,532	78 minutes	N/A	N/A	N/A	N/A	78 minutes
	DUTCHESS (36027)	7,734	66 minutes	7,734	42 minutes	N/A	N/A	N/A	N/A	42 minutes
	ORANGE (36071)	7,350	46 minutes	7,350	39 minutes	N/A	N/A	N/A	N/A	39 minutes

Type	Current Access %	New Access %
Primary Care	99.2%	99.2%
Acute Care	99.9%	99.6%


 = VSSC completed

 = VISN completed

Step 4, Infrastructure

2001 Baseline Data		VA Hudson Valley HCS: Montrose Division						
Facility Name	Campus Acreage	Original Bed Capacity (Beds)	Number of Vacant Bldgs	Number of Occupied Bldgs	Vacant Space (SF)	Average Condition Score	Annual Capital Costs *	Valuation of Campus (AEW)
Montrose	193	1,984	4	46	308,927	3.69		\$7,900,000
Castle Point	105	600	2	48	55,338	4.21		\$300,000

 = VSSC completed

 = VISN completed

Status Quo																				
Montrose		2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Recurring Costs																				
Inpatient Op Cost	53,241,289	53,122,327	52,987,079	52,842,920	52,672,803	52,459,407	52,263,965	52,054,207	51,774,392	51,495,096	51,251,531	51,031,364	50,862,118	50,703,299	50,563,969	50,431,604	50,290,718	50,147,013	50,013,453	
Outpatient Op Cost	27,896,243	27,892,259	27,791,407	27,643,035	27,428,445	27,130,318	26,791,227	26,403,150	25,944,363	25,480,817	25,029,130	24,596,474	24,200,628	23,840,047	23,489,104	23,138,066	22,784,389	22,427,234	22,086,216	
Non Clinical Categories	6,039,270	6,033,524	6,027,783	6,022,047	6,016,318	6,010,593	6,004,875	5,999,161	5,993,452	5,987,750	5,982,053	5,976,361	5,970,675	5,964,994	5,959,318	5,953,648	5,947,983	5,942,324	5,936,670	
Vacant Space Op Cost	5,404,512	5,399,369	5,394,232	5,389,100	5,383,972	5,378,849	5,373,731	5,368,618	5,363,510	5,358,407	5,353,309	5,348,215	5,343,126	5,338,043	5,332,964	5,327,889	5,322,820	5,317,756	5,312,696	
Non-recurring costs																				
Estimated Capital Costs	4,656,507	4,576,757	4,498,373	4,421,332	4,345,609	4,271,184	4,198,034	4,126,136	4,055,469	3,986,013	3,917,746	3,850,649	3,784,701	3,719,882	3,656,173	3,593,555	3,532,010	3,471,519	3,412,064	
Castle Point		2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Recurring Costs																				
Inpatient Op Cost	28,740,043	28,698,413	28,641,472	28,579,435	28,504,896	28,406,635	28,308,604	28,202,711	28,074,757	27,949,133	27,830,806	27,719,274	27,621,863	27,539,950	27,457,793	27,379,329	27,299,128	27,215,029	27,138,026	
Outpatient Op Cost	21,831,233	22,071,365	22,206,167	22,279,610	22,266,580	22,144,215	21,966,405	21,712,292	21,337,319	20,939,214	20,540,234	20,158,810	19,822,859	19,527,956	19,239,621	18,946,362	18,644,450	18,328,360	18,019,574	
Non Clinical Categories	2,892,724	2,889,972	2,887,222	2,884,475	2,881,731	2,878,988	2,876,249	2,873,512	2,870,778	2,868,047	2,865,318	2,862,592	2,859,868	2,857,147	2,854,428	2,851,712	2,848,999	2,846,288	2,843,580	
Vacant Space Op Cost	1,068,669	1,067,652	1,066,636	1,065,622	1,064,608	1,063,595	1,062,583	1,061,572	1,060,562	1,059,553	1,058,544	1,057,537	1,056,531	1,055,526	1,054,521	1,053,518	1,052,516	1,051,514	1,050,514	
Non-recurring costs																				
Estimated Capital Costs	2,559,369	2,515,536	2,472,453	2,430,109	2,388,489	2,347,583	2,307,377	2,267,860	2,229,019	2,190,844	2,153,322	2,116,443	2,080,196	2,044,569	2,009,553	1,975,136	1,941,309	1,908,061	1,875,382	

Data Source: CARES Realignment Reports Website
Run: 10-29-03 07:49

Step 5, Market Plan costs

Market Plan																				
Montrose		2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Recurring Costs																				
Inpatient Op Cost	51,481,627	50,809,018	50,683,921	50,550,952	50,394,764	50,200,167	50,021,140	50,294,048	12,652,244	12,573,706	12,502,010	12,434,436	12,376,482	12,323,521	12,277,032	12,229,307	12,182,536	12,133,624	12,088,355	
Outpatient Op Cost	26,129,967	26,126,128	26,031,651	25,892,510	25,691,173	25,411,491	25,093,534	24,808,140	17,515,064	17,051,629	16,581,262	15,621,092	15,194,192	14,805,579	14,426,865	14,546,172	14,662,427	14,271,695	14,898,957	
Non Clinical Op Cost	6,039,270	6,033,524	6,027,783	6,022,047	6,016,318	6,010,593	6,004,875	5,999,161	5,993,452	5,987,750	5,982,053	5,976,361	5,970,675	5,964,994	5,959,318	5,953,648	5,947,983	5,942,324	5,936,677	
Vacant Space Op Cost	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Savings/Cost/Profit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Recurring Savings																				
Savings/Cost/Profit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Non Recurring Costs																				
New Construction	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Renovate	13,947,413	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Leases	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Vacant Space Demolition	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Non-recurring Revenue																				
Savings/Cost/Profit	413,614	401,021	388,811	976,702	946,964	918,132	890,177	863,074	1,570,827	1,523,000	1,476,629	1,431,670	1,388,079	1,345,816	1,304,840	1,265,111	1,226,592	1,189,246	1,153,037	
Castle Point																				
Recurring Costs																				
Inpatient Op Cost	28,767,952	28,728,272	27,285,004	27,227,532	27,158,353	27,068,043	26,976,858	26,865,830	65,080,434	64,703,433	64,375,491	64,078,245	63,854,696	63,650,397	63,465,560	63,293,344	63,107,219	62,915,869	62,739,584	
Outpatient Op Cost	20,496,832	20,721,557	20,847,688	20,916,382	20,904,126	20,789,527	20,623,032	20,396,880	28,558,234	28,141,115	29,385,965	29,669,268	29,340,231	29,051,435	28,768,639	27,820,857	26,864,596	26,557,841	24,935,393	
Non Clinical Op Cost	2,892,724	2,889,972	2,887,222	2,884,475	2,881,731	2,878,988	2,876,249	2,873,512	2,885,395	2,882,650	2,879,908	2,877,168	2,874,430	2,871,695	2,868,962	2,866,232	2,863,505	2,860,781	2,858,059	
Vacant Space Op Cost	69,971	68,186	106,741	104,909	103,112	104,117	107,695	112,669	129,661	132,570	137,309	142,313	145,283	147,389	149,016	150,355	165,816	168,132	206,715	
Savings/Cost/Profit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Recurring Savings																				
Savings/Cost/Profit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Non Recurring Costs																				
New Construction	0	0	0	0	2,145,668	2,108,920	31,816,638	31,271,729	0	0	0	0	0	0	0	0	0	0	0	
Renovate	338,114	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Leases	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Vacant Space Demolition	920,919	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Non-recurring Revenue																				
Savings/Cost/Profit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

Data Source: CARES Realignment Reports Website
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100% Contract**VA Hudson Valley HCS: Montrose**

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Recurring Costs																			
Inpatient Op Cost	42,946,552	42,810,050	42,656,153	42,489,202	42,287,395	42,029,647	41,795,964	41,545,391	10,589,110	10,512,534	10,442,799	10,377,184	10,321,186	10,270,181	10,225,647	10,179,874	10,135,053	10,088,088	10,044,766
Outpatient Op Cost	26,129,967	26,126,128	26,031,650	25,892,510	25,691,172	25,411,492	25,093,534	24,808,140	17,515,064	17,051,629	16,581,262	15,621,092	15,194,192	14,805,579	14,426,865	14,546,171	14,662,426	14,271,696	14,898,957
Non Clinical Op Cost	6,039,270	6,033,524	6,027,783	6,022,047	6,016,318	6,010,593	6,004,875	5,999,161	5,993,452	5,987,750	5,982,053	5,976,361	5,970,675	5,964,994	5,959,318	5,953,648	5,947,983	5,942,324	5,936,670
Vacant Space Op Cost	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Savings/Cost/Profit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Recurring Savings

Savings/Cost/Profit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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Other Recurring**Savings/Costs**

Difference - contract vs. Medicare																			
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Non-recurring costs

New Construction	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Renovate	5,815,562	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Leases	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vacant Space Demolition	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Savings/Cost/Profit	1,071,637	1,039,009	1,007,374	976,702	946,964	918,132	890,177	863,074	1,570,827	1,523,000	1,476,629	1,431,670	1,388,079	1,345,816	1,304,840	1,265,111	1,226,592	1,189,246	1,153,037
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 = VSSC completed

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VA Hudson Valley HCS: Castle Point

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Recurring Costs																			
Inpatient Op Cost	29,091,118	29,044,961	27,590,607	27,521,041	27,436,717	27,325,143	27,213,248	27,078,992	65,266,325	64,863,127	64,510,566	64,190,279	63,946,782	63,726,129	63,525,478	63,338,494	63,136,615	62,929,540	62,739,584
Outpatient Op Cost	20,496,831	20,721,556	20,847,688	20,916,382	20,904,126	20,789,528	20,623,032	20,396,880	28,558,235	28,141,115	29,385,965	29,669,267	29,340,232	29,051,434	28,768,638	27,820,858	26,864,596	26,557,841	24,935,393
Non Clinical Op Cost	2,892,724	2,889,972	2,887,222	2,884,475	2,881,731	2,878,988	2,876,249	2,873,512	2,885,395	2,882,650	2,879,908	2,877,168	2,874,430	2,871,695	2,868,962	2,866,232	2,863,505	2,860,781	2,858,059
Vacant Space Op Cost	69,971	68,186	106,741	104,909	103,112	104,117	107,695	112,669	129,661	132,570	137,217	142,584	145,893	148,272	150,149	151,710	167,407	169,950	208,715
Savings/Cost/Profit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Recurring Savings

Savings/Cost/Profit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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Non-recurring costs

New Construction	0	0	0	0	2,145,668	2,108,920	31,816,638	31,271,729	0	0	0	0	0	0	0	0	0	0	0
Renovate	396,076	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Leases	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vacant Space Demolition	912,207	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Savings/Cost/Profit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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 = VSSC completed
Please Note:

- 100% Contract Scenario deals with only that portion of CARES workload that was proposed to be managed in-house. No changes have been made to originally proposed workload transfers.
- No changes made to Ancillary/Diagnostic category
- 100% Contract Scenario begins in FY04
- Vacant Space managed through Enhanced Use at \$2.14 million/year (2001 unadjusted dollars)

Data Source: CARES Realignment Reports Website

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Alternative #1**Montrose**

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Recurring Costs																			
Inpatient Op Cost	51,481,627	50,809,017	50,683,921	51,059,841	12,212,349	12,162,944	12,116,008	12,066,433	3,108,643	3,039,185	2,976,561	2,918,050	2,869,150	2,825,235	2,787,784	2,749,088	2,711,337	2,671,436	2,635,170
Outpatient Op Cost	26,129,967	26,126,128	26,031,650	25,892,510	25,691,172	25,411,492	25,093,534	24,808,140	17,515,064	17,051,629	16,581,262	15,621,092	15,194,192	14,805,579	14,426,865	14,546,171	14,662,426	14,271,696	14,898,957
Non Clinical Op Cost	6,039,270	6,033,524	6,027,783	6,022,047	6,016,318	6,010,593	6,004,875	5,999,161	5,993,452	5,987,750	5,982,053	5,976,361	5,970,675	5,964,994	5,959,318	5,953,648	5,947,983	5,942,324	5,936,670
Vacant Space Op Cost	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Savings/Cost/Profit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Recurring Savings

Savings/Cost/Profit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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Non-recurring costs

New Construction	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Renovate	13,947,413	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Leases	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vacant Space Demolition	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Non Recurring Revenue

Savings/Cost/Profit	413,614	401,021	388,811	376,973	946,964	918,132	890,177	863,074	1,570,827	1,523,000	1,476,629	1,431,670	1,388,079	1,345,816	1,304,840	1,265,111	1,226,592	1,189,246	1,153,037
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Castle Point

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Recurring Costs																			
Inpatient Op Cost	29,091,118	29,044,961	27,590,607	27,510,019	58,901,628	58,597,185	58,311,925	58,005,187	74,495,974	74,083,994	73,722,661	73,393,608	73,141,355	72,911,952	72,702,561	72,506,848	72,296,243	72,080,454	71,881,791
Outpatient Op Cost	20,496,831	20,721,556	20,847,688	20,916,382	20,904,126	20,789,528	20,623,032	20,396,880	28,558,235	28,141,115	29,385,965	29,669,267	29,340,232	29,051,434	28,768,638	27,820,858	26,864,596	26,557,841	24,935,393
Non Clinical Op Cost	2,892,724	2,889,972	2,887,222	2,884,475	2,881,731	2,878,988	2,876,249	2,873,512	2,885,395	2,882,650	2,879,908	2,877,168	2,874,430	2,871,695	2,868,962	2,866,232	2,863,505	2,860,781	2,858,059
Vacant Space Op Cost	69,971	68,186	106,741	104,909	226,372	225,267	226,770	229,704	142,326	161,774	181,169	181,810	195,545	206,546	216,324	241,805	281,040	290,887	367,456
Savings/Cost/Profit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Recurring Savings

Savings/Cost/Profit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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Non-recurring costs

New Construction	0	0	17,236,827	16,941,619	0	0	21,269,735	20,905,458	0	0	0	0	0	0	0	0	0	0	0
Renovate	388,831	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Leases	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vacant Space Demolition	913,296	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Non Recurring Revenue

Savings/Cost/Profit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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Data Source: CARES Realignment Reports Website

Run: 10-29-03 14:02

Step 6, Capital Cost Summary

SUMMARY

Capital Cost Summary

Revised 10-29-03

VA Hudson Valley HCS: Montrose

New Construction

Renovation

Montrose Total

VA Hudson Valley HCS: Castle Point

New Construction

Renovation

Castle Point Total

VA Hudson Valley HCS Total

Status Quo (Plus capital)	Original Market Plan	100% Contract	Alt 1
\$0	\$0	\$0	\$0
\$0	\$13,947,413	\$5,815,562	\$13,947,413
\$0	\$13,947,413	\$5,815,562	\$13,947,413
\$0	\$67,342,955	\$67,342,955	\$76,353,639
\$0	\$338,114	\$396,076	\$388,831
\$0	\$67,681,069	\$67,739,031	\$76,742,470
\$0	\$81,628,482	\$73,554,593	\$90,689,883

No Change 10-29-03JP

Data Source: CARES Realignment Reports Website

Run: 10-29-03 08:46

Step 6, Operating Cost Summar

SUMMARY

Operating Cost Summary

Revised 10-29-03

VA Hudson Valley HCS: Montrose

Operating Costs

VA Hudson Valley HCS: Castle Point

Operating Costs

VA Hudson Valley HCS Total

Status Quo (Plus capital)	Original Market Plan	100% Contract	Alt 1	Alt 2
\$1,677,781,024	\$1,028,737,215	\$940,275,101	\$772,412,104	N/A
\$997,915,327	\$1,453,237,334	\$1,456,379,529	\$1,683,437,928	N/A
\$2,675,696,351	\$2,481,974,549	\$2,396,654,630	\$2,455,850,032	N/A

Data Source: CARES Realignment Reports Website

Run: 10-29-03 08:48

No Change - 10-29-03 JP

SUMMARY**Life Cycle Costs**

Revised 10-29-03

Status Quo (Plus capital)	Original Market Plan	100% Contract	Alt 1
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VA Hudson Valley HCS: Montrose

Recurring	\$1,677,781,024	\$1,028,737,215	\$940,275,101	\$772,412,104
Non-Recurring	\$76,073,713	-\$6,725,929	-\$16,772,354	-\$6,126,200
Montrose Total	\$1,753,854,737	\$1,022,011,286	\$923,502,747	\$766,285,904

VA Hudson Valley HCS: Castle Point

Recurring	\$997,915,327	\$1,453,237,334	\$1,456,379,529	\$1,683,437,928
Non-Recurring	\$41,812,610	\$68,601,988	\$68,651,238	\$77,655,766
Castle Point Total	\$1,039,727,937	\$1,521,839,322	\$1,525,030,767	\$1,761,093,694

VA Hudson Valley HCS Total	\$2,793,582,674	\$2,543,850,608	\$2,448,533,514	\$2,527,379,598
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Life Cycle Costs

Original Run 10-22-03

Status Quo (Plus capital)	Original Market Plan	100% Contract	Alt 1
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VA Hudson Valley HCS: Montrose

Recurring	\$1,677,488,102	\$895,656,965	\$779,291,548	\$629,837,632
Non-Recurring	\$76,073,173	-\$6,725,929	-\$16,772,354	-\$9,300,191
Montrose Total	\$1,753,561,275	\$888,931,036	\$762,519,194	\$620,537,441

VA Hudson Valley HCS: Castle Point

Recurring	\$997,915,321	\$1,426,442,093	\$1,429,715,263	\$1,652,030,378
Non-Recurring	\$41,812,610	\$68,601,988	\$68,651,238	\$77,655,766
Castle Point Total	\$1,039,727,931	\$1,495,044,081	\$1,498,366,501	\$1,729,686,144

VA Hudson Valley HCS Total	\$2,793,289,206	\$2,383,975,117	\$2,260,885,695	\$2,350,223,585
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Data Source: CARES Realignment Reports Website

Run: 10-29-03 08:50

Step 6, Net Present Value

SUMMARY

Net Present Value

Revised 10-29-03

VA Hudson Valley HCS: Montrose

Recurring	\$0	\$649,043,809	\$737,505,923	\$905,368,920
Non-Recurring	\$0	\$82,799,642	\$92,846,067	\$82,199,913
Montrose Total	\$0	\$731,843,451	\$830,351,990	\$987,568,833

VA Hudson Valley HCS: Castle Point

Recurring	\$0	-\$455,322,007	-\$458,464,202	-\$685,522,601
Non-Recurring	\$0	-\$26,789,378	-\$26,838,628	-\$35,843,156
Castle Point Total	\$0	-\$482,111,385	-\$485,302,830	-\$721,365,757

VA Hudson Valley HCS Total	\$0	\$249,732,066	\$345,049,160	\$266,203,076
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Net Present Value

Original Run 10-22-03

VA Hudson Valley HCS: Montrose

Recurring	\$0	\$781,831,137	\$898,196,554	\$1,047,650,470
Non-Recurring	\$0	\$82,799,642	\$92,846,067	\$85,373,904
Montrose Total	\$0	\$864,630,779	\$991,042,621	\$1,133,024,374

VA Hudson Valley HCS: Castle Point

Recurring	\$0	-\$428,526,772	-\$431,799,942	-\$654,115,057
Non-Recurring	\$0	-\$26,789,378	-\$26,838,628	-\$35,843,156
Castle Point Total	\$0	-\$455,316,150	-\$458,638,570	-\$689,958,213

VA Hudson Valley HCS Total	\$0	\$409,314,629	\$532,404,051	\$443,066,161
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Data Source: CARES Realignment Reports Website

Run: 10-29-03 14:16

VA Hudson Valley HCS: Montrose

Preferred alternative description and rationale:					
	Status Quo	Original Market Plan	100% Contract	Alternate # 1	Alternate # 2
Short Description:					
Total Construction Costs	\$0	\$81,628,482	\$73,554,593	\$90,689,883	
Life Cycle Costs	\$2,793,582,674	\$2,543,850,608	\$2,448,533,514	\$2,527,379,598	N/A
Impact on Access					
Impact on Quality					
Impact on Staffing & Community					
Impact on Research and Education					
Optimizing Use of Resources					
Support other Missions of VA					
Other significant considerations					